



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Bellevue 97 Short Plat

**Proposal Address:** 9625 NE 8<sup>th</sup> Street

**Proposal Description:** Preliminary Short Plat approval to create 8 single family residential lots, one open space tract, and a wireless communications tract. Access proposed via an extension of 97<sup>th</sup> Ave NE. No access to NE 8<sup>th</sup> Street is proposed.

**File Number:** 19-118415-LN

**Applicant:** Jeremy Smith, BDR Homes LLC

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Heidi M. Bedwell, Environmental Planning Manager

**State Environmental Policy  
Act Threshold  
Determination:** **Exempt**

**Department Decision:** **Approval with Conditions**

*Heidi Bedwell, Planning Manager*

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Heidi M. Bedwell, Environmental Planning Manager  
Development Services Department

Application Date: July 1, 2019  
Notice of Application: August 15, 2019  
Minimum Comment Period: August 29, 2019 (14 days)  
Decision Publication Date: June 18, 2020  
Appeal Deadline: July 2, 2020

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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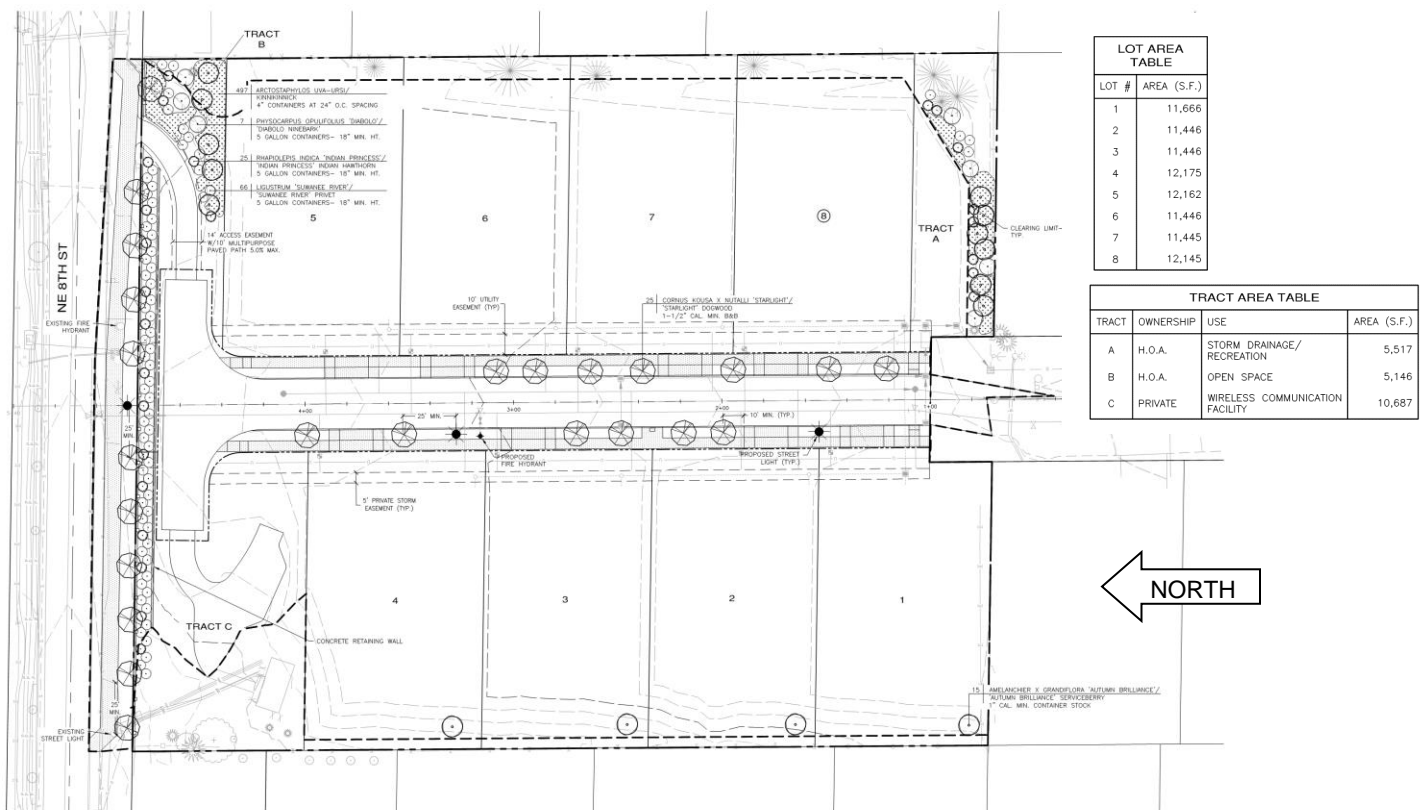
## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing 3.09 Acre parcel (134,520 square feet) into eight single family lots. Lots range in size from 11,445 to 12,175 square feet. Proposal also includes the creation of three Tracts. Tract A is proposed for storm drainage and recreation use. Tract B is a proposed Open Space Tract to be maintained by a Homeowners Association. And Tract C, a wireless communications tract to contain an existing wireless facility.

The site is zoned R-3.5 and is located within the North Bellevue Subarea. The minimum lot size in R-3.5 zoned districts is 10,000 square feet. The site originally contained a former church and associated subordinate uses including a daycare. The existing structures and improvements are proposed to be demolished.

No vehicular access will be provided to NE 8<sup>th</sup> Street. The site will be accessed from the south via an existing public road, 97<sup>th</sup> Avenue NE. The proposal includes the extension of 97<sup>th</sup> Avenue NE and the roadway will be dedicated public right of way. A public multipurpose path will be created through Tract B to connect 97<sup>th</sup> Avenue NE with NE 8<sup>th</sup> Street pedestrian improvements.

**Figure 1 – Preliminary Short Plat Proposal**



## II. SITE DESCRIPTION, COMPREHENSIVE PLAN AND ZONING CONTEXT

### A. Site Description

The subject site is located within an existing single-family neighborhood, and is surrounded by single-family dwellings to the south, east, and west. North of the property is NE 8<sup>th</sup> Street and additional single-family dwellings. The site was previously used as a church with subordinate uses including a daycare. Moderate vegetative cover is present and comprised mainly of ornamental landscaping with a perimeter of mature evergreen and deciduous tree species. The site abuts both NE 8<sup>th</sup> Street to the north and 97<sup>th</sup> Avenue NE including two driveway access points on NE 8<sup>th</sup> and a secondary access to 97<sup>th</sup>. The public road, 97<sup>th</sup> Avenue NE, dead ends at the subject property lines' southern boundary and does not connect to NE 8<sup>th</sup>.

Figure 2 – Aerial Photograph

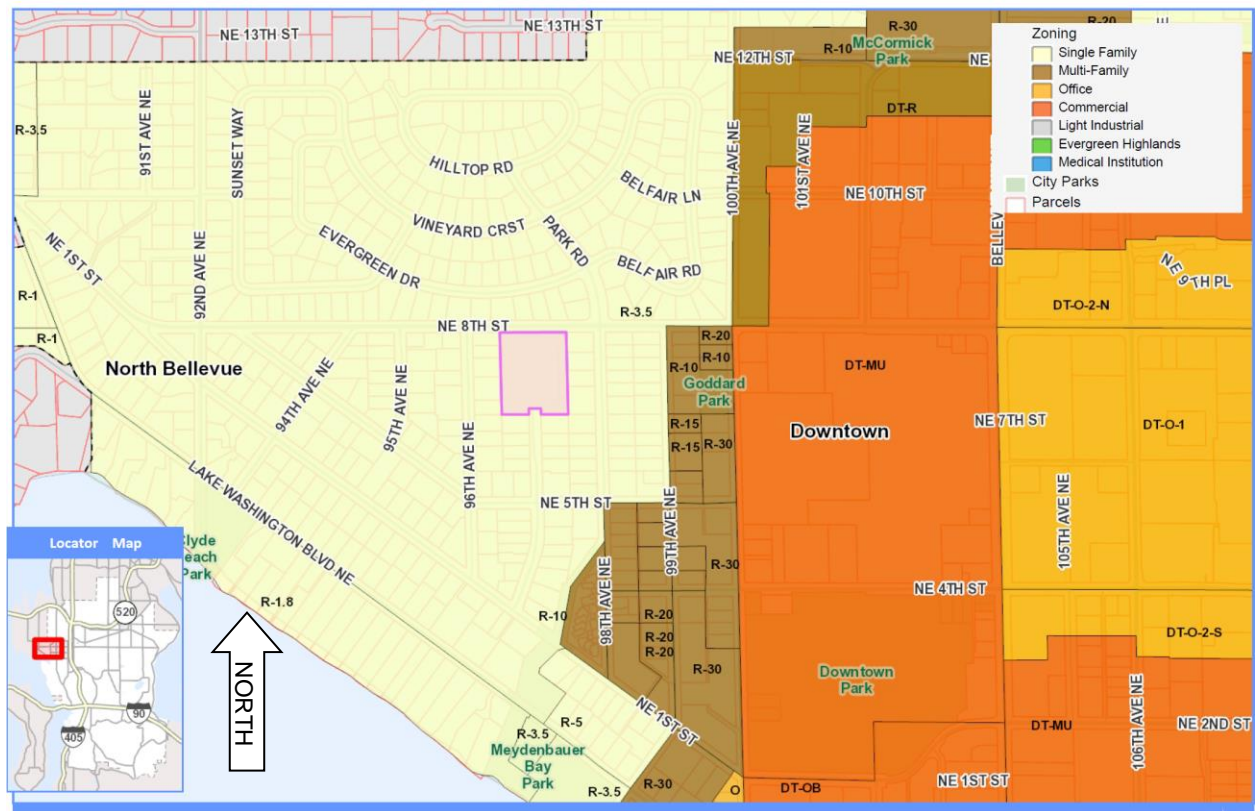




## B. Comprehensive Plan and Zoning Context

The subject site is located in the North Bellevue Subarea and is designated single family medium density in the city's comprehensive plan.

### Figure 3- Zoning and Comprehensive Plan Map



The following Comprehensive Plan policies apply to the subject property:

## Land Use Element

LU-2. Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.

LU-3. Promote a land use pattern and an integrated multimodal transportation system.

LU-11. Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.

### **Transportation Element**

Neighborhood Protection: Policies that address how the city will protect neighborhoods from impacts associated with the transportation system, such as noise, congestion, and cut-through traffic in coordination with the policies of the Neighborhoods Element.

TR-146. Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the planning, designing, permitting, and construction phases.

TR-148. Involve affected neighborhoods and other interested citizens in the planning and design of transportation system improvements.

TR-152. Design or retrofit residential streets to discourage cut-through traffic, while providing for connectivity.

### **North Bellevue Subarea Goals and Policies**

**Natural Determinants Goal:** To protect natural and scenic resources, to control or prevent erosion and flooding, and to provide a buffer between land uses.

POLICY S-NB-6. Retain and enhance natural vegetation.

**Residential Development Goal:** To encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods.

POLICY S-NB-12. Encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross section of the community.

POLICY S-NB-26. Evaluate significant development proposals for the effect of their traffic on established residential areas.

**Circulation Goals:** To minimize the intrusion of nonresidential traffic into residential areas. To improve street design to expedite the flow of traffic while protecting the safety of motorists, pedestrians, and bicyclists. To encourage energy efficient transportation by developing a coordinated system of public and private transportation modes. To encourage pedestrian access from residential areas to schools, parks, the Downtown, and other major activity areas.

POLICY S-NB-25. Discourage the extension of arterial streets which would adversely impact the existing residential neighborhoods.

POLICY S-NB-30. Provide for motorized and nonmotorized access to schools from residential areas through coordination and cooperation with adjacent jurisdictions.

POLICY S-NB-32. Provide safe and adequate sidewalks on all Subarea arterials.

**Urban Design Goals:** To retain, reveal, and enhance the views of prominent landforms, vegetation, drainageways, and significant panorama in the Sub area. To improve the quality and appearance of development by integrating new development into the surrounding area.

Policies POLICY S-NB-33. Orient new residential development towards existing residential streets and away from major arterials and collectors whenever possible.

POLICY S-NB-34. Encourage development that will preserve and enhance natural open space.

POLICY S-NB-35. Encourage the undergrounding of utility distribution lines in areas of existing development.

POLICY S-NB-37. Buffer existing or new residential development from arterial streets or more intensive land uses through the use of landscape berms, setbacks, and preservation of existing vegetation or landscaping.

The site and surrounding lots are zoned R-3.5, a single-family zoning district. The subject proposal is consistent with the intended land uses and development pattern as described in the City's Comprehensive Plan. The proposal will create zoning compliant residential lots and includes the extension of a public street- 97<sup>th</sup> Avenue NE (including sidewalks and landscaping) and pedestrian connection via a public path through the site to NE 8<sup>th</sup> Street. Frontage improvements along NE 8<sup>th</sup> Street are also required to be improved as part of this application. As designed the extension of 97<sup>th</sup> Avenue NE will be for the use of residential property owners and will not contribute to the intrusion of nonresidential traffic into the neighborhood. The new residential development will be developed towards existing residential streets and away from major arterials and collectors. The proposal includes the retention of mature vegetation and the inclusion of additional landscaping to buffer existing development from the proposed development. See Section V for additional Transportation Department discussion.

### III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

#### A. Consistency with Standard Land Use Code Requirements

**Table 1 – Dimensional Requirements**

BASIC INFORMATION									
Zoning District	R-3.5 North Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium								
Gross Site Area	3.09 Acres (134,520 square feet)								
ITEM	REQ'D/ ALLOWED	PROPOSED							
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Minimum Lot Area (Sq Ft)	10,000	11,666	11,446	11,466	12,175	12,162	11,446	11,445	12,145
Minimum Lot Width	70 Feet	83	80	80	85	85	80	80	85
Minimum Lot Depth	80 Feet	143	143	143	143	143	143	143	143
Building Setbacks		Future Building Permits will comply with the required setbacks							
Front Yard	20 Feet	20 Feet							
Rear Yard	25 Feet	25 Feet							
Min. Side Yard	5 Feet	5 Feet							
2 Side Yards	15 Feet	15 Feet							

#### B. Tree Preservation

Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City. For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood tree diameter inches shall be discounted by a factor of 0.5.

The applicant has provided a tree survey and supplemental Arborist Report (Attachment 2) inventorying all healthy and significant trees on the site. The site has a history of tree failure recently and tree health and condition were assessed as part of the Arborist's report in order to identify the most appropriate trees for preservation.

According to the report there are approximately 761 diameter inches of healthy trees on the subject site. Per LUC 20.20.900 a minimum of 30% of the tree diameter inches

(approximately 229 inches) must be preserved. The applicant is proposing to preserve 17 trees for approximately a total of 258 inches. As part of the final infrastructure approval the applicant shall provide an updated site inventory and Arborist Report. The infrastructure permit shall include a plan to protect significant trees during construction and shall include landscaping plans to supplement the existing site vegetation consistent with the plans submitted as part of this preliminary application. The final plat shall include a tree preservation plan depicting the trees required to be saved as part of this short plat application. **Refer to Conditions of Approval regarding Tree Preservation and Protection in Section IX of this report.**

#### **IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The proposal for this 8-lot short subdivision is categorically exempt from SEPA Environmental Review in accordance with the City of Bellevue Environmental Procedures Code, BCC 22.02B, and WAC 197-11-800.

#### **V. SUMMARY OF TECHNICAL REVIEWS**

##### **A. Utilities Review**

###### Surface Water

The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to a direct connection to the public storm system for roof runoff. PGHS runoff will be treated before entering the public system. A private drainage easement is required between the lots.

###### Water

The water supply for this project will connect to City of Bellevue owned water main located on 97<sup>th</sup> Avenue NE and continue through to NE 8<sup>th</sup> Street New services will be installed along with new 8" DI main. A fire hydrant is proposed near the middle of the site. A public water easement is required.

###### Sewer

Sewer main extension will connect on 97<sup>th</sup> Avenue NE and terminate prior to NE 8<sup>th</sup> Street New side sewer stubs will be installed for each individual lot. A public sewer easement is required.

**Refer to Conditions of Approval regarding Utilities in Section IX of this report.**

##### **B. Fire Department Review**

The preliminary short plat application has been reviewed and no further fire revisions are needed at this time.

##### **C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short



plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

### **Site Vehicle and Pedestrian Access**

The proposed eight lot short plat is comprised of an existing lot located on the south side of NE 8<sup>th</sup> Street between 96<sup>th</sup> Avenue NE and 98<sup>th</sup> Avenue NE, with a Church and Day Care use on site. There is also a large wireless communication tower and associated maintenance building on the site. The existing lot gains access to NE 8<sup>th</sup> Street via two commercial driveways measuring 45-foot-wide and 35-foot-wide, and gains access to 97<sup>th</sup> Avenue NE via a 20-foot-wide driveway at the end of the existing public street. In the vicinity of this project, NE 8<sup>th</sup> Street is a 2-3 lane road classified as a minor arterial. 97<sup>th</sup> Avenue NE is a two-lane road classified as a local street that serves 10 existing homes in addition to the church site.

Vehicle access to the short plat will be provided via an extension of the 97<sup>th</sup> Avenue NE public street, which will terminate at the north end of the site with a hammerhead turnaround. The communications tower maintenance facility will remain on the site and placed in a tract gaining access from 97<sup>th</sup> Avenue NE via a driveway on the west side of the hammerhead turnaround. The extension of 97<sup>th</sup> Avenue must provide a minimum of 24 feet of pavement, a minimum 5-foot-wide sidewalk and 5-foot-wide planter strip on both side of the street contained within a minimum of 46 feet of dedicated Right-of-Way. No other vehicular connection to city right-of-way is authorized. The existing driveways on NE 8<sup>th</sup> Street must be removed. The new public street must be built per the Transportation Design Manual standards. A vehicle turnaround facility must be provided at the new street end of 97<sup>th</sup> Avenue NE.

Pedestrian access to the site will be provided on 97<sup>th</sup> Avenue NE by new 5-foot-wide sidewalks on both sides of the street. Pedestrian access will also be provided along NE 8<sup>th</sup> Street via a minimum 8-foot-wide sidewalk and 5-foot-wide planter strip. A minimum 10-foot-wide multipurpose path on the north end of the site will provide pedestrian and bicycle access from the short plat to NE 8<sup>th</sup> Street. All sidewalks and multipurpose paths must be constructed per Transportation Design Manual standards and comply with all ADA requirements.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

## **Street Frontage Improvements**

The Bellevue 97 short plat is located on the south side of NE 8<sup>th</sup> Street between 96<sup>th</sup> Avenue NE and 98<sup>th</sup> Avenue NE. There is currently a 5-foot-wide asphalt walkway with a 6-inch curb with no planter strip along the NE 8<sup>th</sup> frontage of the site. A transit stop is located on the south side of NE 8<sup>th</sup> Street, just east of the project frontage. A large wireless communications pole is located on the site south of NE 8<sup>th</sup> Street, and a maintenance facility for the wireless facility is located within the project parcel. The lot currently has two driveways on NE 8<sup>th</sup> Street measuring 45 feet and 35 feet wide which will be removed and replaced with new curb and gutter along the frontage. The sidewalk and planter strip will be improved to meet current standards.

South of the site, 97<sup>th</sup> Avenue NE currently terminates at the south property line with a 20-foot-wide driveway to the site. There is currently 20 feet of pavement with no sidewalks along the existing 97<sup>th</sup> Avenue NE south of the short plat site. The extension of 97<sup>th</sup> Avenue NE will be constructed with sidewalk and planter strip on both sides and a hammerhead turnaround at the north terminus. A multipurpose path will be provided to the north to connect to NE 8<sup>th</sup> Street.

Frontage improvements and public road improvements will be required for this project, and shall include:

### NE 8<sup>th</sup> Street:

- Install minimum 8-foot-wide sidewalk, minimum 5-foot-wide planter strip, and new curb and gutter along the project frontage.
- Install a minimum 10-foot-wide multipurpose path from NE 8<sup>th</sup> Street to 97<sup>th</sup> Avenue NE. The multipurpose path is limited to a grade of 5% or less.
- Street lighting along NE 8<sup>th</sup> Street must meet minimum lighting levels per the Transportation Design Manual.
- Any overhead utilities within the plan must be undergrounded.

### 97<sup>th</sup> Avenue NE:

- Dedicate a minimum of 46 feet of Right-of-Way to the city for the new extension of the public street.
- Provide a minimum of 24 feet of pavement for the full length of 97<sup>th</sup> Avenue NE street extension.
- Install a hammerhead turnaround facility per Transportation Design Manual requirements.
- Install minimum 5-foot-wide sidewalk, 5-foot-wide planter strip, and curb and gutter along both sides of the new public street.
- Install ADA compliant curb ramps at the north and south ends of the new public sidewalk.
- Street lighting along 97<sup>th</sup> Avenue NE must meet minimum lighting levels per the Transportation Design Manual.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the

Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, NE 8<sup>th</sup> Street and 97<sup>th</sup> Avenue NE are classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to no net new p.m. peak hour trips being generated by the Bellevue 97 Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

**Refer to Conditions of Approval regarding Transportation in Section IX of this report.**

#### **D. Clearing and Grading Review**

A Clearing and Grading Permit is required for the infrastructure development per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: <https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

**Refer to Conditions of Approval regarding Clearing and Grading in Section IX of this report.**

#### **VI. PUBLIC COMMENT**

Notice of Application was published in the City of Bellevue's Land Use Bulletin on August 15, 2019. Notice was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. The City received approximately 20 comment letters from interested parties. Because of the significant public interest in the project, the City held a public meeting on November 21, 2019. Approximately 25 people attended the meeting. The following are a summary of comments received and considered during the review of the application.

##### **Neighborhood Character and Consistency with original plat**

Response: The subject site is part of the Lochleven Plat (See Attachment 3). At the time of platting a roadway was included that connected what is today NE 8<sup>th</sup> Street to NE 5<sup>th</sup> Street and an east west roadway through the site. Subsequent to the plat, portions of the roadways were vacated and granted ownership to the adjacent properties for development. A church was developed on the site until the property was sold to BDR homes. The proposed extension is in approximately the same location as a portion of the originally designed road however it does not extend to NE 8<sup>th</sup>. The originally platted east west roadway is developed with neighboring homes today and there is no proposal to restore the original plat roadway layout. Proposed lots are of consistent in size with the existing lots and are oriented in a similar east west manner to the existing lot layout found within the neighborhood. Restoring the road to the original configuration is not a requirement of this short plat application.

##### **Diversity of Housing**

Response: The comprehensive plan acknowledges the city's interest in providing a variety of housing types throughout the city. The proposal complies with the anticipated residential development density for the R-3.5 zoning district. The diversity of housing throughout the city is accomplished through application of different zoning districts and allowable densities. Homes constructed on the proposed lots must be single family residential and may contain an additional accessory dwelling unit so long as the design is consistent with the provisions of LUC 20.20.120. Therefore, the proposal does not preclude a variety of housing beyond a one-unit single family residence.

### **Traffic Impacts and Road Design Concerns**

Response: Comments were received both in support of the proposed roadway design and in opposition. Some commenters preferred to see 97<sup>th</sup> Avenue extended completely through to NE 8<sup>th</sup> Street while some wanted access from NE 8<sup>th</sup> Street to dead-end to the south, and others were in support of the proposed design. Many of the concerns with the design focused on traffic generated from the subject proposal and its use of surrounding public streets as well as current traffic concerns attributed to cars cutting through to the mall, 4th Avenue, 1st Avenue, Main Street, Bellevue Park, and the recently developed Meydenbauer Bay Park.

It should be noted that the current roadway network has 97<sup>th</sup> Avenue dead ending into the subject site. The prior church and daycare use utilized to varying degrees both their access to NE 8<sup>th</sup> Street as well as to the south onto 97<sup>th</sup> Avenue NE. The City and some commenters recognized that the access onto NE 8<sup>th</sup> Street was difficult due to sight distance issues and grade change. Although the church primarily used the access points on NE 8<sup>th</sup> Street, daycare families would use the southern access onto 97<sup>th</sup> Avenue NE. Nothing in the city's codes or standards would have required the street to be extended through the site. The proposal is designed to city street standards for roadway width and pedestrian facilities. Although car traffic will be limited to the circulation proposed, pedestrian access through the site will be accommodated with the public sidewalks adjacent to the roadway and a proposed multipurpose public path connecting NE 8<sup>th</sup> Street to 97<sup>th</sup> Avenue. The roadway design discourages cut-through traffic and distributes traffic to the road network. The Transportation Department concluded that due to no net new p.m. peak hour trips being generated by the Bellevue 97 Short Plat, traffic impacts from this development will be minor in nature. **Refer to Conditions of Approval regarding Transportation in Section IX of this report.**

### **Tree retention and tree health**

Response: The neighborhood and site are characterized as having significant evergreen trees and mature vegetation. On the subject site, most significant trees are located at the perimeter of the site. Commenters were both concerned about adequate tree preservation as well as the health of trees. Evidence in the record shows that several trees on the subject site have fallen onto nearby structures. As a result, the applicant was required to submit an Arborist report evaluating the health of all significant trees. The Land Use Code requires short plat applications to preserve a minimum of 30% of the tree diameter inches of healthy trees on the site. Section III.B provides additional discussion about tree retention and protection. In addition to meeting the tree retention standards, the applicant is proposing to plant additional vegetation along the perimeter of the site and within a proposed open space tract and along the frontage with NE 8<sup>th</sup>. **Refer to Conditions of Approval regarding Landscape Installation, Tree Protection and Preservation in Section IX of this report.**

### **Cell Tower Removal**

Response: Commenters were concerned about the safety and visual appearance of the existing facility on site. The private cell tower facility was permitted under prior city approved action. The proposal will retain the code compliant cellular facility within a separate tract and no

modifications to the facility are proposed. Maintenance and operation is the responsibility of the lease holder and when the lease is no longer valid the tower and associated improvements will be removed.

### **Construction Impacts and Noise**

Response: Commenters expressed concern about noise and other construction activities as a result of the project. Residential properties are naturally sensitive to impacts from construction associated with development. Construction noise is expected however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. Further, city codes address use of the Right of Way for haul routes and construction staging. A Right of Way Use permit will be required to address construction impacts. **Refer to Conditions of Approval regarding Right of Way Use Permit and Noise in Section IX of this report.**

### **Home Size, Light, and Privacy**

Response: The homes that will be constructed on the newly created lots must comply with all dimensional standards for the R-3.5 zoning district. These same standards apply to properties adjacent to the subject site. In order to address privacy concerns from adjacent property owners, the applicant is proposing to construct a fence at the rear of the lots. The fence will be constructed at the time of plat infrastructure construction. **Refer to Conditions of Approval regarding Fence installation in Section IX of this report.**

## **VII. DECISION CRITERIA:**

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. As noted in Section V above, with the proposed infrastructure public water and sewer facilities have been deemed adequate to serve the proposed development. **Refer to Conditions of Approval regarding Utility Improvements in Section IX of this report.**

- 2. The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**



***Finding:*** The preliminary short plat considers the physical characteristics of the site by adequately preserving existing mature vegetation and orienting lots consistent with surrounding development. No significant steep slopes are found on the site although the site does slope from north down to the south. Grading is minimized with the proposed road and pedestrian access design by extending 97<sup>th</sup> Avenue NE to the north rather than gaining access from NE 8<sup>th</sup> Street. A retaining wall is proposed at the end of 97<sup>th</sup> Avenue in order to minimize grade changes and still provide for a road design that meets public street standards. A stormwater/recreation tract and an open space tract will also be created with the proposed subdivision. Both of these tracts will be maintained by the property owners through the creation of a homeowners association. The final plat shall designate the homeowners association and note maintenance responsibility of these tracts. **Refer to Conditions of Approval regarding Tract Ownership and Maintenance in Section IX of this report.**

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

***Finding:*** Refer to Section III.B of this report for dimensional requirements. All lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements without requiring a variance. **Refer to Conditions of Approval regarding Variance Restriction in Section IX of this report.**

The site contains approximately 761 diameter inches of healthy trees on the subject site. A minimum of 30% of the tree diameter inches (approximately 229 inches) must be preserved. The applicant is proposing to preserve 17 trees for approximately a total of 258 inches.

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

***Finding:*** The site is located within the North Bellevue Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following: The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5) and provides new residential development to the maximum density allowed on the net buildable acreage (LU-6).

The proposal retains the existing trees along the perimeter of the site and includes additional landscaping to buffer development and preserve the wooded character of the area through the retention of open space.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

***Finding:*** As conditioned, each lot can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. Existing structures will be required

to be removed as part of the proposal. **Refer to Conditions of Approval regarding the variance and demolition restrictions in Section IX of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

***Finding:*** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

**VIII. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the 8 lot Bellevue 97 Preliminary Short Plat **WITH CONDITIONS**.

**This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval** unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

**IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Divisions, (425) 452-6864
Fire Code – BCC 23.11	Glenn Albright, (425) 452-4270
Land Use Code – BCC Title 20	Heidi M. Bedwell, (425) 452-4862
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4851
Traffic Standards Code 14.10	Ian Nisbet, (425) 452-4851
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Jeremy Rosenlund, (425) 452-7683

**A. GENERAL CONDITIONS:**

**1. Utilities Conceptual Approval**

Utility Department approval of the short plat application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Separate water UC and sewer UA permits will be required with the building permits. Drainage for each lot will be reviewed and approved under the building permit for each lot. All connection charges will be due at time of Utility permit issuance. Utility easements will be required and recorded on the face of the final short plat. The existing public Utilities easement must be vacated with Council approval prior to final plat approval.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Jeremy Rosenlund, Utilities Department

**B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

**2. LANDSCAPING PLANS**

The applicant shall show on grading plans the proposed landscaping as shown on Preliminary Plans (Attachment). Landscaping shall be installed prior to final plat approval.

Authority: Land Use Code 20.20.520.E

Reviewer: Heidi M. Bedwell Development Services Department

**3. PRIVACY FENCE**

The applicant shall install a minimum 6-foot-tall privacy fence along the perimeter of the proposed lots. The fence shall be shown on grading plans and shall be installed prior to final plat recording.

Authority: Land Use Code 20.20.520.E

Reviewer: Heidi M. Bedwell Development Services Department

**4. RIGHT OF WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.

- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, (425) 452-4294

## 5. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, (425) 452-4294

## 6. ENGINEERING PLANS

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 97<sup>th</sup> Avenue NE, pavement restoration in NE 8<sup>th</sup> Street and 97<sup>th</sup> Avenue NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

### a) Site Specific Items:

Frontage improvements and public road improvements will be required for this project, and shall include:

#### NE 8<sup>th</sup> Street:

- Install minimum 8-foot-wide sidewalk, minimum 5-foot-wide planter strip, and new curb and gutter along the project frontage.

- Install a minimum 10-foot-wide multipurpose path from NE 8<sup>th</sup> Street to 97<sup>th</sup> Avenue NE. The multipurpose path is limited to a grade of 5% or less.
- Street lighting along NE 8<sup>th</sup> Street must meet minimum lighting levels per the Transportation Design Manual.
- Any overhead utilities within the plan must be undergrounded.

97<sup>th</sup> Avenue NE:

- Dedicate a minimum of 46 feet of Right-of-Way to the city for the new extension of the public street.
- Provide a minimum of 24 feet of pavement for the full length of 97<sup>th</sup> Avenue NE street extension.
- Install a hammerhead turnaround facility per Transportation Design Manual requirements.
- Install minimum 5-foot-wide sidewalk, 5-foot-wide planter strip, and curb and gutter along both sides of the new public street.
- Install ADA compliant curb ramps at the north and south ends of the new public sidewalk.
- Street lighting along 97<sup>th</sup> Avenue NE must meet minimum lighting levels per the Transportation Design Manual.

b) Miscellaneous:

- i) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- ii) The maximum cross grade of a street at the street end shall be 8%.
- iii) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, (425) 452-4851

**7. SIGHT DISTANCE**

The proposed driveway accesses onto 97<sup>th</sup> Avenue NE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access points on 97<sup>th</sup> Avenue NE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Ian Nisbet, (425) 452-4851

## **8. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of NE 8<sup>th</sup> Street and 97<sup>th</sup> Avenue NE will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23  
REVIEWER: Tim Stever, (425) 452-4294

## **9. CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)**

A site specific CSWPPP is required for the clearing and grading permit application. It must include a narrative, drawings, and a turbidity and pH monitoring plan. The forms can be found here:

<https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

CSWPPP prepared for the Ecology Notice of Intent would satisfy this requirement with the City of Bellevue

Authority: Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

## **10. EROSION AND SEDIMENTATION CONTROL - MINIMUM REQUIREMENT 2**

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for each permit application. They have to show how the construction stormwater will be collected, treated and disposed of

Authority: Clearing & Grading Code 23.76.090 and Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section



**11. TREE PROTECTION**

Significant trees that are scheduled for retention must be protected during construction. Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit

Authority: Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**12. CLEARING AND GRADING LIMITS**

Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project phase (including utilities and frontage improvements)

Authority: Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**13. CONSTRUCTION SEQUENCE**

A project specific construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestone

Authority: Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**14. RAINY SEASON RESTRICTIONS**

The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30)

Authority: Clearing & Grading Code 23.76.093  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**15. GEOTECHNICAL REPORT**

A geotechnical report is required for this project. The report must be submitted for review with the initial applications for land use review and construction permits

Authority: Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**16. ROCKERY REQUIREMENTS**

Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical

engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.

Authority: Clearing & Grading Code 23.76.085 & 086  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**17. POST CONSTRUCTION SOILS**

For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.

Authority: Clearing & Grading Development Standards

Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**18. ABATEMENT SECURITY**

Abatement security device is required for any project that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.

Authority: Clearing & Grading Code 23.76.140  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**19. ECOLOGY'S NOTICE OF INTENT**

The clearing area associated with this project exceeds one acre or is part of a larger project that will exceed one acre of clearing. Washington State Department of Ecology requires a Notice of Intent to be filed with the agency. The Storm Water Pollution Prevention Plan (SWPPP) prepared for the coverage permit must be submitted to the City of Bellevue for review.

Authority: Clearing & Grading Code 23.76.025  
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading Section

**C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

**20. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260  
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Ian Nisbet, (425) 452-4851

**21. Tract Ownership and Maintenance**

The applicant shall establish a Homeowners Association to include all lots in the subject plat. Final Plat shall designate Ownership and Maintenance Responsibilities for Tract A and B to the Homeowners Association.

Authority: Land Use Code 20.20.520.E  
Reviewer: Heidi M. Bedwell Development Services Department

**22. Tree Preservation Plan**

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

Authority: Land Use Code 20.20.520.E  
Reviewer: Heidi M. Bedwell Development Services Department

**23. Demolition of existing structures within proposed setbacks**

All existing structures shall be removed prior to approval of the final short plat.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6  
Reviewer: Heidi M. Bedwell Development Services Department

#### **24. Variance Restriction**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Heidi M. Bedwell Development Services Department

Bellevue 97 Short Plat – 19-118415-LN  
96225 NE 8th Street  
Page 25 of 25

**ATTACHMENTS**

1. Project Drawings
2. Arborist Report (See File)
3. Lochleven Plat
4. Public Comment (See File)

PRELIMINARY PLAT  
for  
BELLEVUE 97 PLAT

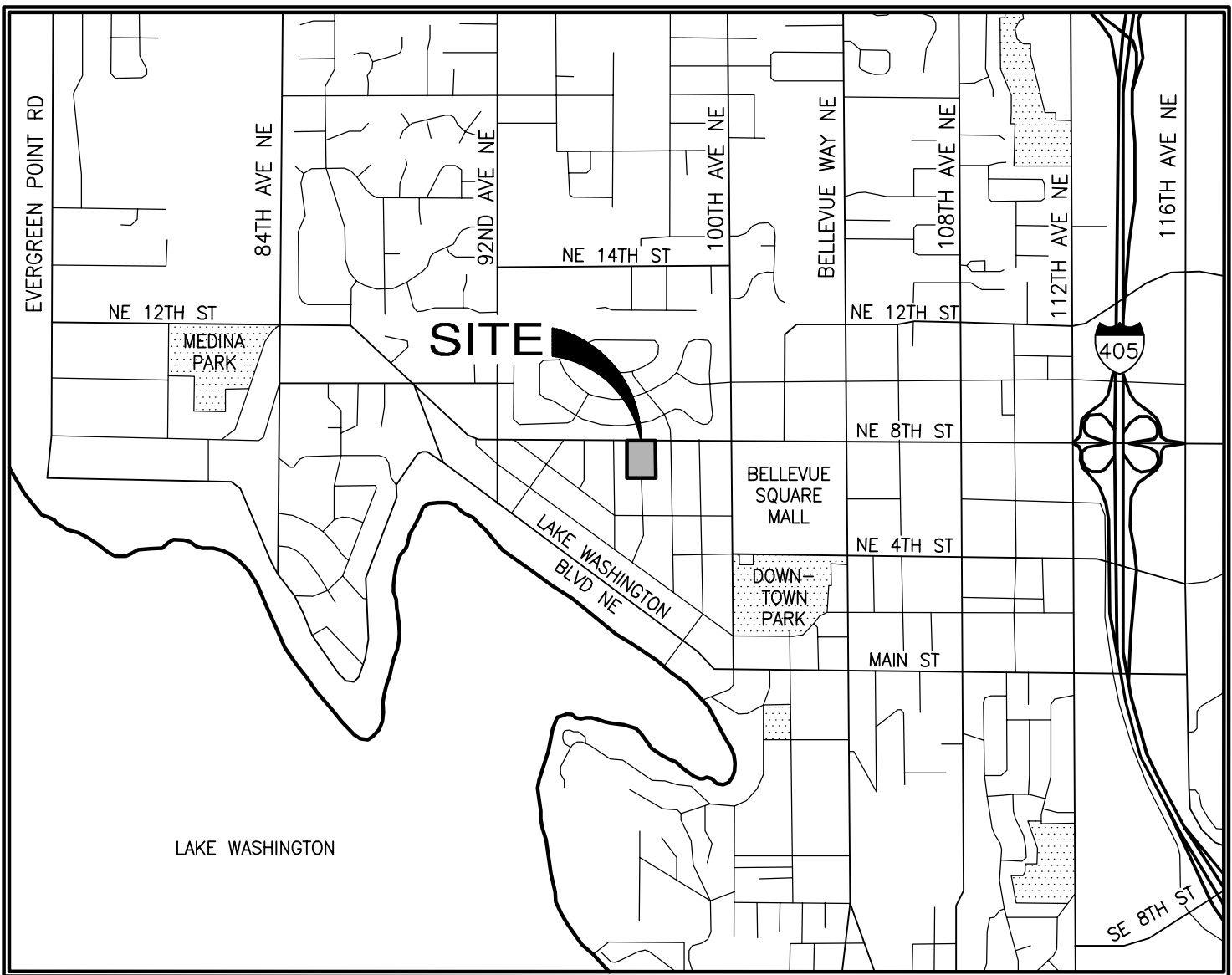
prepared for

BDR BELLEVUE 97, LLC  
11100 MAIN ST, STE 201  
BELLEVUE, WA 98004

Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	COV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS (SITE)
3	EX-02	EXISTING CONDITIONS (97TH AVE NE)
4	DM-01	DEMO PLAN
5	PP-01	PRELIMINARY SHORT PLAT PLAN
6	PP-02	PRELIMINARY GRADING & PAVING PLAN
7	PP-03	PRELIMINARY UTILITY PLAN
8	PP-04	PRELIMINARY STREET PROFILES & SECTIONS
9	PP-05	PRELIMINARY LANDSCAPING & LIGHTING PLAN

prepared by



Vicinity Map

NOT TO SCALE

OWNER

BDR BELLEVUE 97, LLC  
11100 MAIN ST, STE 201  
BELLEVUE, WA 98004  
(425) 454-8100  
CONTACT: JEREMY SMITH

APPLICANT/DEVELOPER

BDR BELLEVUE 97, LLC  
11100 MAIN ST, STE 201  
BELLEVUE, WA 98004  
(425) 454-8100  
CONTACT: JEREMY SMITH

PLANNER/SURVEYOR/  
ENGINEER/

ESM CONSULTING ENGINEERS, LLC  
33400 8TH AVE SOUTH, STE 205  
FEDERAL WAY, WA 98003  
(253) 838-6113  
CONTACT: PETE GONZALES, PE  
CONTACT: ZACK LENNON, PLS

GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC  
911 5TH AVE  
KIRKLAND, WA 98033  
(425) 827-7701  
CONTACT: MATT MILLER, PE

CRITICAL AREAS CONSULTANT

WETLAND RESOURCES, INC.  
9505 19TH AVE SE, STE 106  
EVERETT, WA 98208  
(425) 337-3174  
CONTACT: SCOTT BRAINARD, PWS

TRAFFIC ENGINEER

TRANSPORTATION ENGINEERING NW  
11400 SE 8TH ST, STE 200  
BELLEVUE, WA 98004  
(425) 250-5001  
CONTACT: JEFF SCHRAMM

ARBORIST

ZSOFIA PASZTOR  
10 108TH ST SE  
EVERETT, WA 98208  
(425) 210-5541

33400 8th Ave S, Suite 205  
FEDERAL WAY, WASHINGTON 98003  
Phone: (253) 838-6113



ESM JOB NO. 1781-001-019

SHEET 1 OF 9

UTILITY PROVIDERS

SEWER: BELLEVUE UTILITIES  
WATER: BELLEVUE UTILITIES  
POWER: PUGET SOUND ENERGY  
GAS: PUGET SOUND ENERGY  
TELEPHONE: CENTURY LINK, COMCAST  
FIRE: BELLEVUE FIRE DEPT.  
SCHOOL: BELLEVUE SCHOOL DISTRICT #405

SITE DATA

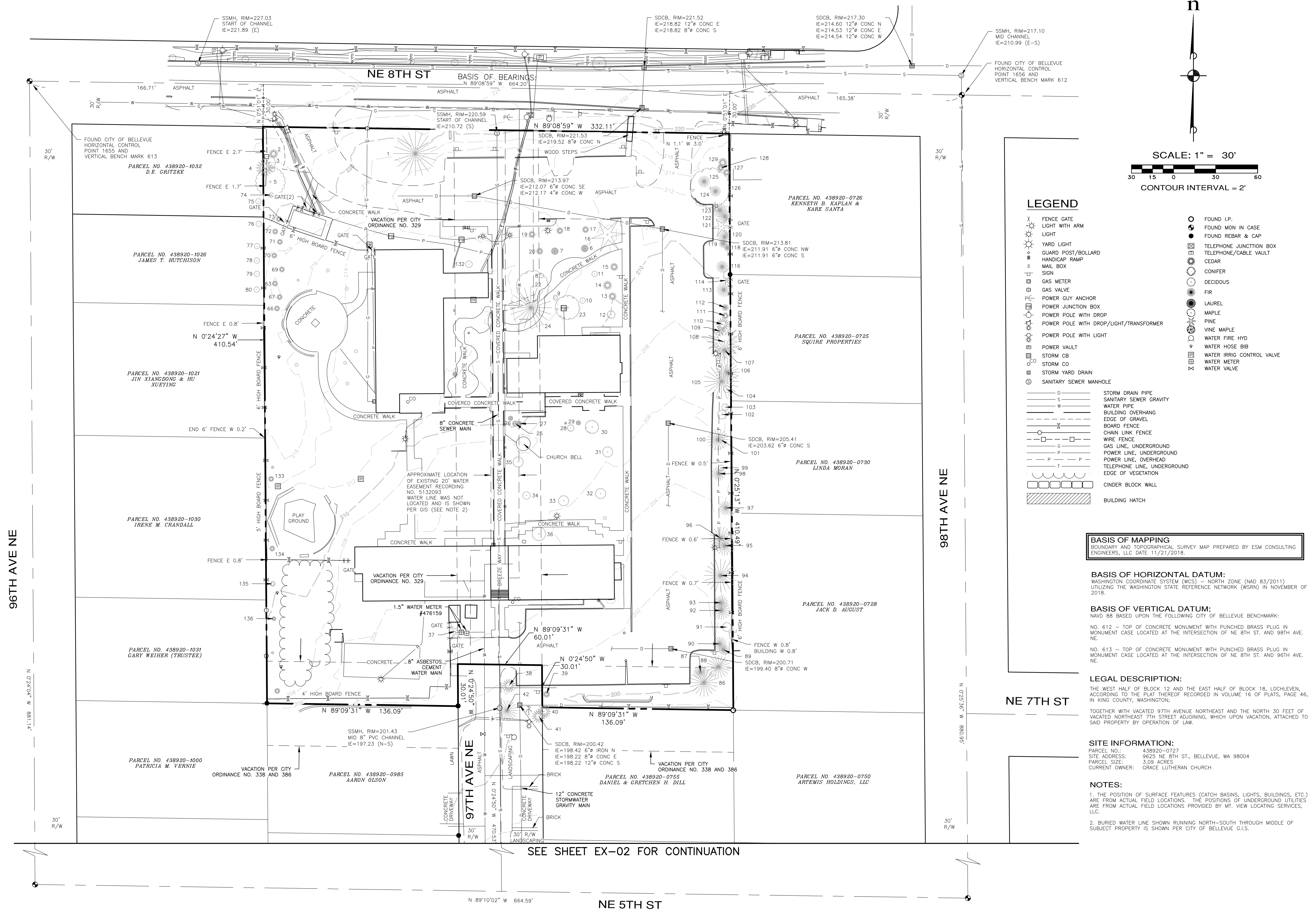
SITE ADDRESS: 9625 NE 8TH ST  
BELLEVUE, WA 98004  
PARCEL NUMBERS: 438920-0727  
GROSS SITE AREA: 134,520 S.F. (3.09 AC.)  
ZONING: R-3.5 (RESIDENTIAL - 3.5 D.U./AC.)  
EXISTING USE: CHURCH/WELFARE/RELIGIOUS SERVICE  
PROPOSED USE: 8-LOT SINGLE-FAMILY RESIDENTIAL  
SUBDIVISION

DEVELOPMENT STANDARDS (R-3.5,  
CONSERVATION SUBDIVISION)

MAX. DENSITY: 3.5 DU/AC  
MIN. LOT SIZE: 10,000 SF  
MIN. LOT WIDTH: 70'  
MIN. LOT DEPTH: 80'  
MIN. SETBACKS:  
FRONT YARD: 20'  
REAR YARD: 25'  
SIDE YARD: 5'(MIN.) 15' COMBINED  
MAX. BUILDING COVERAGE: 35%  
MAX. IMPERVIOUS: 50% (ALTERNATIVE)  
MAX. HEIGHT: 30' FLAT ROOF/35' PITCHED ROOF



A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 25 N., RANGE 5 E., W.M., KING COUNTY, WA.



SEE SHEET EX-02 FOR CONTINUATION

APPLICATION # 19-118415-LN

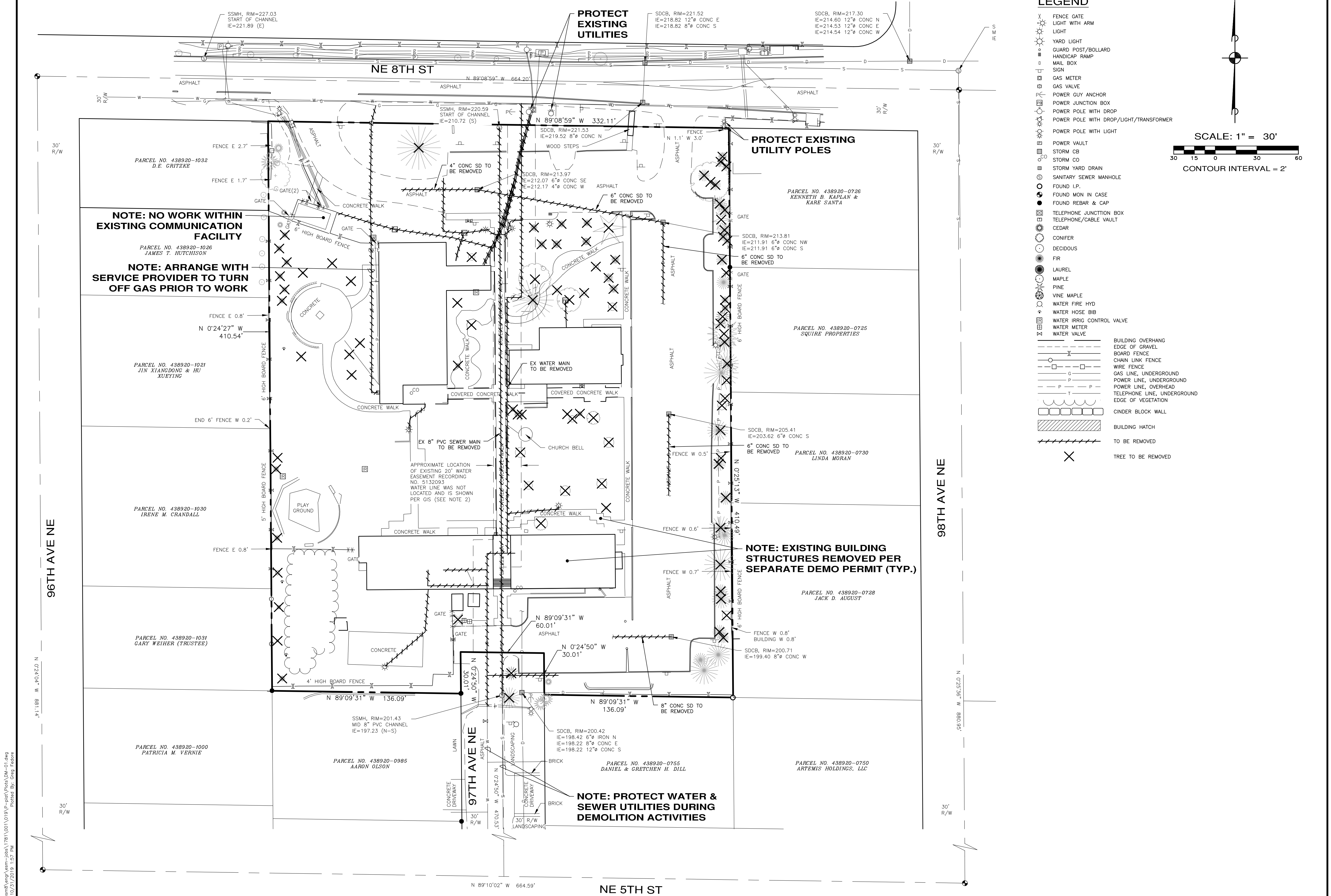
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	<b>DWG. NAME:</b>	EX-01	
	<b>DESIGNED BY:</b>	LGB	
	<b>DRAWN BY:</b>	GFF	
	<b>CHECKED BY:</b>		
	<b>DATE OF PRINT:</b>	11/01/2019	
		<b>EX-01</b>	
2	OF 9 SHEETS		







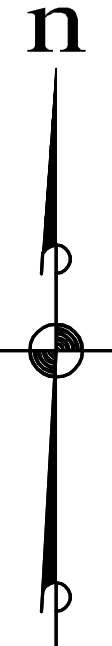
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 25 N., RANGE 5 E., W.M., KING COUNTY, WA.



LEGEND

- FENCE GATE
- LIGHT WITH ARM
- LIGHT
- YARD LIGHT
- GUARD POST/BOLLARD
- HANDICAP RAMP
- MAIL BOX
- SIGN
- GAS METER
- GAS VALVE
- POWER GUY ANCHOR
- POWER JUNCTION BOX
- POWER POLE WITH DROP
- POWER POLE WITH DROP/LIGHT/TRANSFORMER
- POWER POLE WITH LIGHT
- POWER VAULT
- STORM CB
- STORM CO
- STORM YARD DRAIN
- SANITARY SEWER MANHOLE
- FOUND I.P.
- FOUND MON IN CASE
- FOUND REBAR & CAP
- TELEPHONE JUNCTION BOX
- TELEPHONE/CABLE VAULT
- CEDAR
- CONIFER
- DECIDUOUS
- FIR
- LAUREL
- MAPLE
- PINE
- VINE MAPLE
- WATER FIRE HYD
- WATER HOSE BIB
- WATER IRRIG CONTROL VALVE
- WATER METER
- WATER VALVE

- BUILDING OVERHANG
- EDGE OF GRAVEL
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- GAS LINE, UNDERGROUND
- POWER LINE, UNDERGROUND
- POWER LINE, OVERHEAD
- TELEPHONE LINE, UNDERGROUND
- EDGE OF VEGETATION
- CINDER BLOCK WALL
- BUILDING HATCH
- TO BE REMOVED
- TREE TO BE REMOVED



SCALE: 1" = 30'  
CONTOUR INTERVAL = 2'

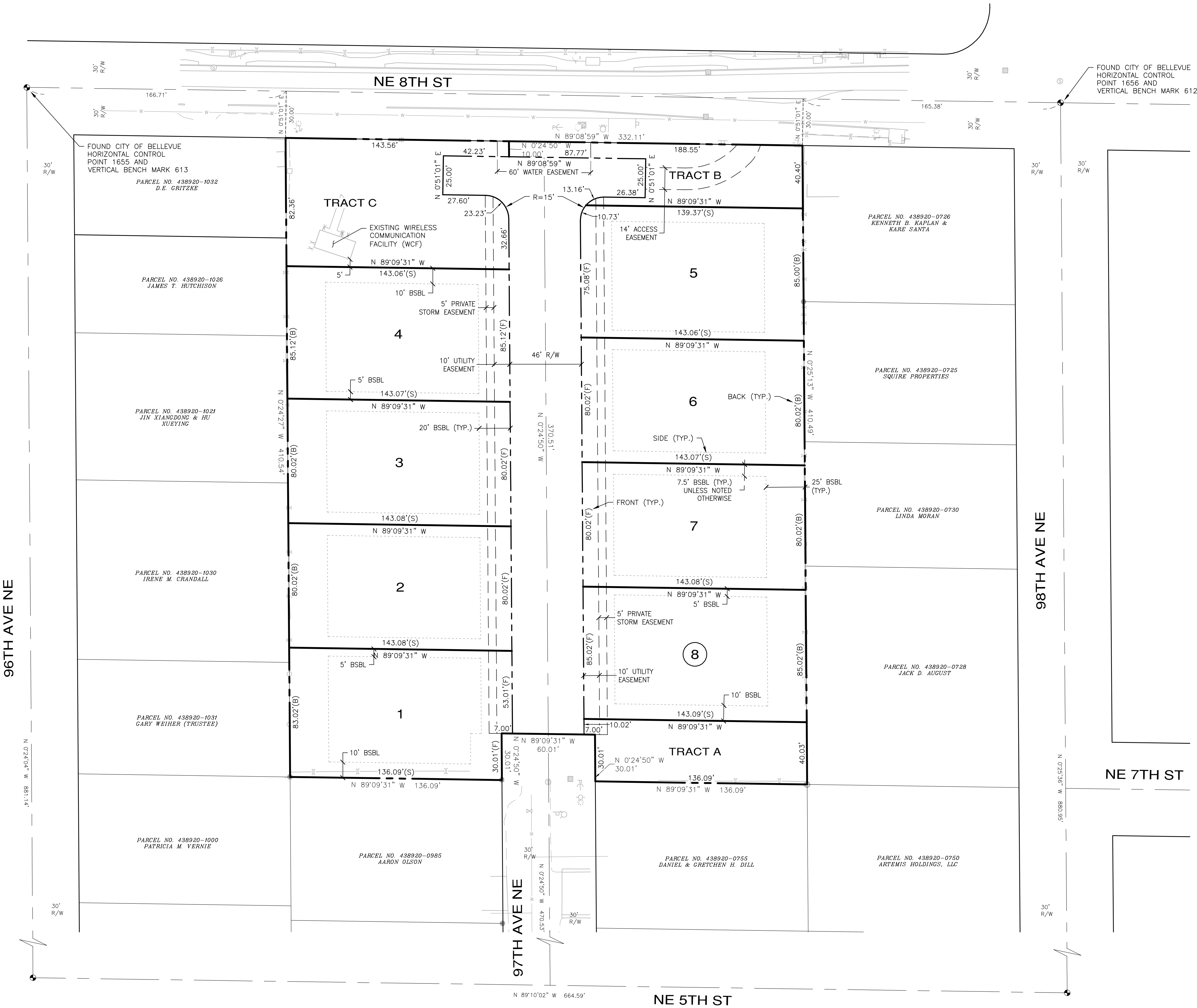
REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL 06/28/2019	ESM
1	2ND SUBMITTAL 11/01/2019	ESM

**ESM CONSULTING ENGINEERS, LLC**  
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Civil Engineering  
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Project Management  
Land Planning  
Landscape Architecture

**BDR BELLEVUE 97, LLC**  
**BELLEVUE 97 PLAT**  
CITY OF BELLEVUE  
WASHINGTON  
DEMO PLAN  
JOB NO.: 1781-001-019  
DWG. NAME: DM-01  
DESIGNED BY: LGB  
DRAWN BY: GFF  
CHECKED BY:  
DATE: 11/01/2019  
DATE OF PRINT:  
**DM-01**  
4 OF 9 SHEETS

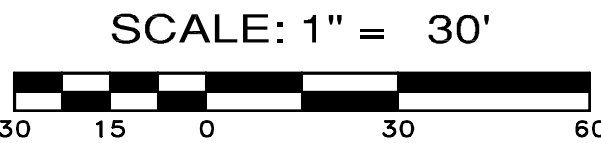


A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 25 N., RANGE 5 E., W.M., KING COUNTY, WA.



LOT AREA TABLE	
LOT #	AREA (S.F.)
1	11,666
2	11,446
3	11,446
4	12,175
5	12,162
6	11,446
7	11,445
8	12,145

TRACT AREA TABLE			
TRACT	OWNERSHIP	USE	AREA (S.F.)
A	H.O.A.	STORM DRAINAGE/ RECREATION	5,517
B	H.O.A.	OPEN SPACE	5,146
C	PRIVATE	WIRELESS COMMUNICATION FACILITY	10,687



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL 06/28/2019	ESM
1	2ND SUBMITTAL 11/01/2019	ESM

**ESM**  
CONSULTING ENGINEERS, LLC  
32400 8th Ave S, Suite 203  
Federal Way, WA 98003  
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Greg Fedore  
Professional Engineer  
No. 44925  
State of Washington  
Civil Engineering  
Land Surveying  
Project Management  
Landscape Architecture

**BDR BELLEVUE 97, LLC**

**BELLEVUE 97 PLAT**

PRELIMINARY SHORT PLAT PLAN

CITY OF BELLEVUE

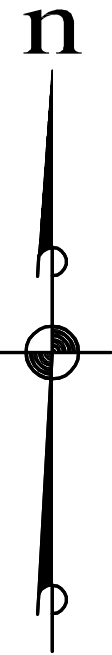
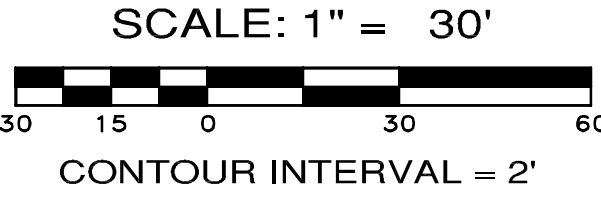
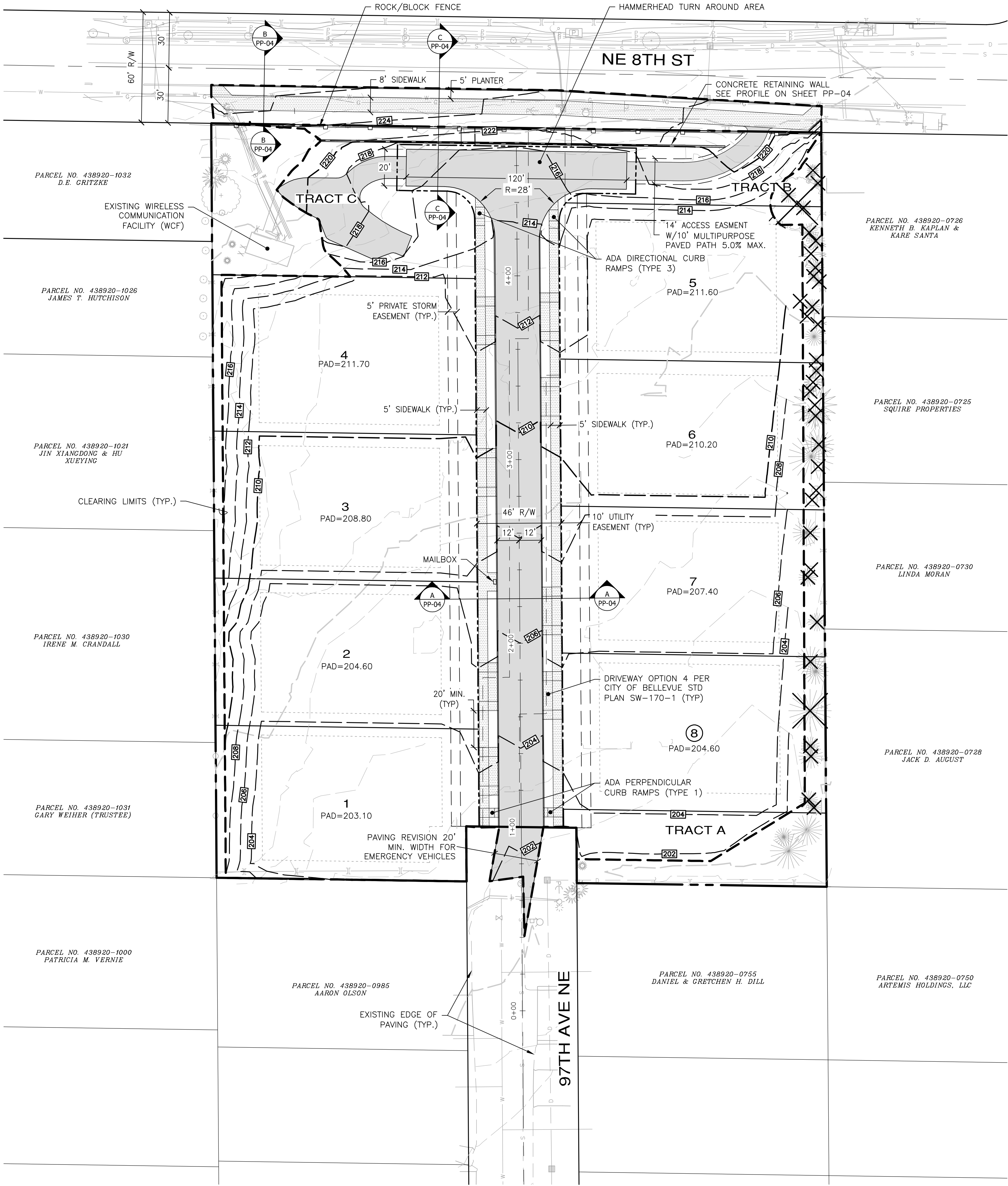
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DWG. NAME: PP-01  
DESIGNED BY: LGB  
DRAWN BY: GFF  
CHECKED BY:  
DATE: 11/01/2019  
DATE OF PRINT:

**PP-01**

5 OF 9 SHEETS



A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 25 N., RANGE 5 E., W.M., KING COUNTY, WA.



LEGEND

- SD EXISTING STORM DRAINAGE
- S EXISTING SANITARY SEWER
- W EXISTING WATER MAIN
- SD PROPOSED 12"Ø STORM DRAINAGE
- S PROPOSED 8"Ø PVC SANITARY SEWER
- WM PROPOSED 8"Ø DI WATER MAIN
- U PROPOSED FRANCHISED UTILITIES
- PROPOSED CATCH BASIN
- PROPOSED STORM CLEANOUT
- PROPOSED SEWER MANHOLE
- ◻ PROPOSED WATER METER
- ⬮ FIRE HYDRANT
- ★ STREET LIGHT
- PROPOSED LOT LINE
- - - PROPOSED RIGHT OF WAY LINE
- · - · - BUILDING SETBACK LINE
- - - - PROPOSED EASEMENT LINE
- - - - PROPOSED CLEARING LIMIT LINE
- [390] - PROPOSED CONTOURS
- [388] - EXISTING CONTOURS
- 388
- ✕ TREE TO BE REMOVED

EARTHWORK QUANITITES

STRIPPING (ASSUMED 9")	3,560 CYDS
USEABLE CUT (NEATLINE)	3,390 CYDS
REQUIRED FILL (NEATLINE)	5,000 CYDS
ROAD SECTION	520 CYDS
NET FILL (NEATLINE)	1,090 CYDS

IMPERVIOUS AREA TABLE

Identification	Total Area (SF)	Impervious Area (SF)	% Impervious
Lot 1	11,666	5,833	50
Lot 2	11,446	5,723	50
Lot 3	11,446	5,723	50
Lot 4	12,175	6,087	50
Lot 5	12,162	6,081	50
Lot 6	11,446	5,723	50
Lot 7	11,445	5,723	50
Lot 8	12,145	6,072	50
Right of way	19,241	16,007	83
Tract A	5,517	1,633	30
Tract B	5,146	744	14
Tract C	10,687	1,912	18
Totals	134,522	67,261	50

TOTAL SITE AREA=134,522 SF  
MAX IMPERVIOUS AREA (50%): 67,261 SF

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL 06/28/2019	ESM
1	2ND SUBMITTAL 11/01/2019	ESM



ESM

CONSULTING ENGINEERS, LLC  
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Federal Way, WA 98003  
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FEDERAL WAY DISTRICT

(253) 838-6113  
(253) 257-9900

Civil Engineering  
Public Works

Land Surveying  
Project Management

Land Planning  
Landscape Architecture

BDR BELLEVUE 97, LLC

BELLEVUE 97 PLAT

CITY OF BELLEVUE

PRELIMINARY GRADING & PAVING PLAN

WASHINGTON

JOB NO.:	1781-001-019
DWG. NAME:	PP-02
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	11/01/2019
DATE OF PRINT:	



The site plan illustrates a residential development divided into three tracts: Tract A, Tract B, and Tract C. The plan is bounded by NE 8th St to the north and 97th Ave NE to the east. Various easements and utilities are shown, including a 60' water easement, a 60' sewer service easement, and a 14' access easement. The plan also shows the location of an existing wireless communication facility (WCF), a rock/block fence, a concrete wall, and a pipe casing under the wall. The plan includes several manholes (SSMH #1, SSMH #2) and a fire hydrant. The plan also shows the location of a modular wetland or approved equal. The plan includes several property boundaries and parcel numbers, including Parcel No. 438920-1032, Parcel No. 438920-1026, Parcel No. 438920-1021, Parcel No. 438920-1030, Parcel No. 438920-1031, Parcel No. 438920-1000, Parcel No. 438920-0985, Parcel No. 438920-0726, Parcel No. 438920-0725, Parcel No. 438920-0730, Parcel No. 438920-0728, and Parcel No. 438920-0750.

**TRACT C**

PARCEL NO. 438920-1032  
D.E. CRITZKE

EXISTING WIRELESS COMMUNICATION FACILITY (WCF)

PARCEL NO. 438920-1026  
JAMES T. HUTCHISON

PARCEL NO. 438920-1021  
JIN XIANGDONG & HU XUEYING

PARCEL NO. 438920-1030  
IRENE M. CRANDALL

PARCEL NO. 438920-1031  
GARY WEIHER (TRUSTEE)

PARCEL NO. 438920-1000  
PATRICIA M. VERNIE

PARCEL NO. 438920-0985  
AARON OLSON

**TRACT B**

PARCEL NO. 438920-0726  
KENNETH B. KAPLAN & KARE SANTA

PARCEL NO. 438920-0725  
SQUIRE PROPERTIES

PARCEL NO. 438920-0730  
LINDA MORAN

PARCEL NO. 438920-0728  
JACK D. AUGUST

PARCEL NO. 438920-0750  
ARTEMIS HOLDINGS, LLC

**TRACT A**

CONNECT TO EXISTING WATER

ROCK/BLOCK FENCE

PIPE CASING UNDER WALL

EX. UTILITY POLE TO BE RELOCATED

EX. FIRE HYDRANT TO BE RELOCATED

NE 8TH ST

CONCRETE WALL (TYP.)

60' WATER EASEMENT

14' ACCESS EASEMENT W/10' MULTIPURPOSE PAVED PATH 5.0% MAX

5  
PAD=211.60

SSMH #2, TYPE 2-48" STA 4+10.41, 5.00' RT RIM=213.26 IE OUT=205.26, 8" S

4  
PAD=211.70

5' PRIVATE STORM EASEMENT (TYP.)

PROPOSED 8" DI WATER (TYP.)

MIN. 10' FROM DRIVEWAY

6  
PAD=210.20

6" SEWER SERVICE (TYP.)

10' UTILITY EASEMENT (TYP.)

303 LF, 8" PVC SS @ S=2.52%

7  
PAD=207.40

MAILBOX

PROPOSED WATER METER (TYP.)

10' MIN. SEPARATION BETWEEN SEWER & WATER

PROPOSED 12" STORM (TYP.)

8  
PAD=204.60

SSMH #1, STANDARD MANHOLE STA 1+07.26, 5.00' RT RIM=202.65 IE IN=197.62, 8" N IE OUT=197.52, 8" S

STREET LIGHT (TYP.)

1  
PAD=203.10

MODULAR WETLAND OR APPROVED EQUAL

38 LF, 8" PVC SS @ S=0.50%

SDCB, RIM=200.42 IE=198.42 6" IRON N IE=198.22 8" CONC E IE=198.22 12" CONC S

EX. FIRE HYDRANT

CONNECT TO EX SEWER SSMH, RIM=201.43 MID 8" PVC CHANNEL IE=197.23 (N-S) IE=197.33, 8" N

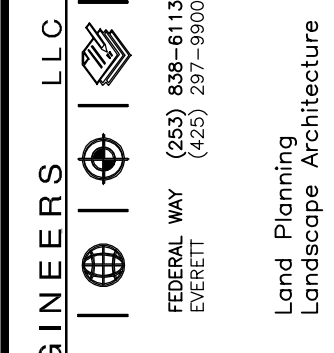
CONNECT TO EXISTING WATER

EXISTING EDGE OF PAVING (TYP.)

97TH AVE NE

PARCEL NO. 438920-0755  
DANIEL & GRETCHEN H. DILL

	EXISTING STORM DRAINAGE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED 12" STORM DRAINAGE
	PROPOSED 8" SANITARY SEWER
	PROPOSED 8" WATER MAIN
	PROPOSED FRANCHISED UTILITIES
	PROPOSED CATCH BASIN
	PROPOSED STORM CLEANOUT
	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
	FIRE HYDRANT
	STREET LIGHT
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT LINE
	PROPOSED CLEARING LIMIT LINE
	PROPOSED CONTOURS
	EXISTING CONTOURS



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BDR BELLEVUE 97, LLC

**BELLEVUE 97 PLAT**

# PRELIMINARY UTILITY PLAN

CITY OF BELLEVUE

JOB NO.: 1781-001-019

DWG. NAME: PP-03

DESIGNED BY: LGB

DRAWN BY: GFF

CHECKED BY:

DATE: 11/01/2019

DATE OF  
PRINT:

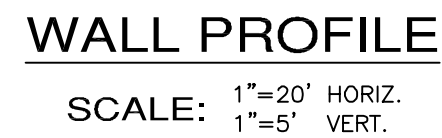
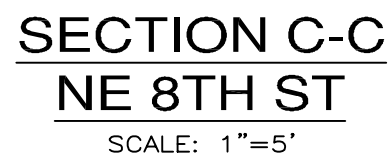
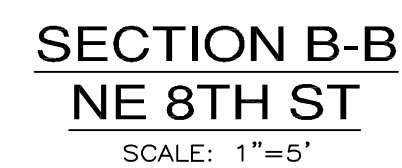
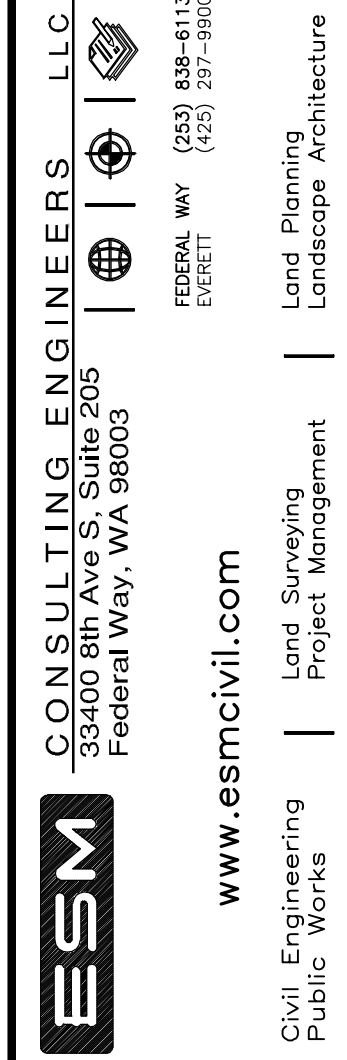
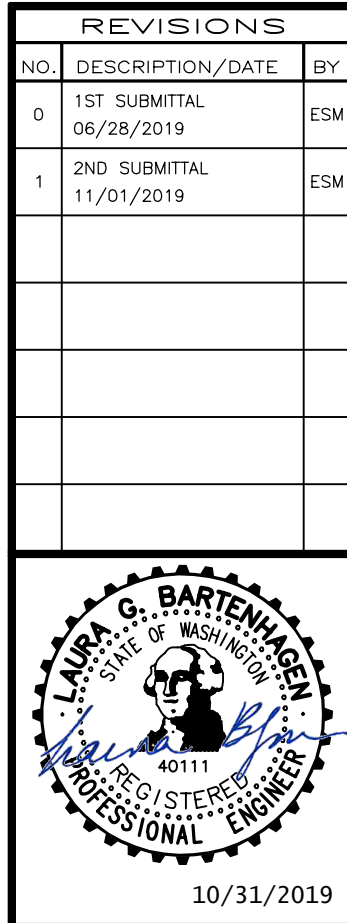
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PP-03

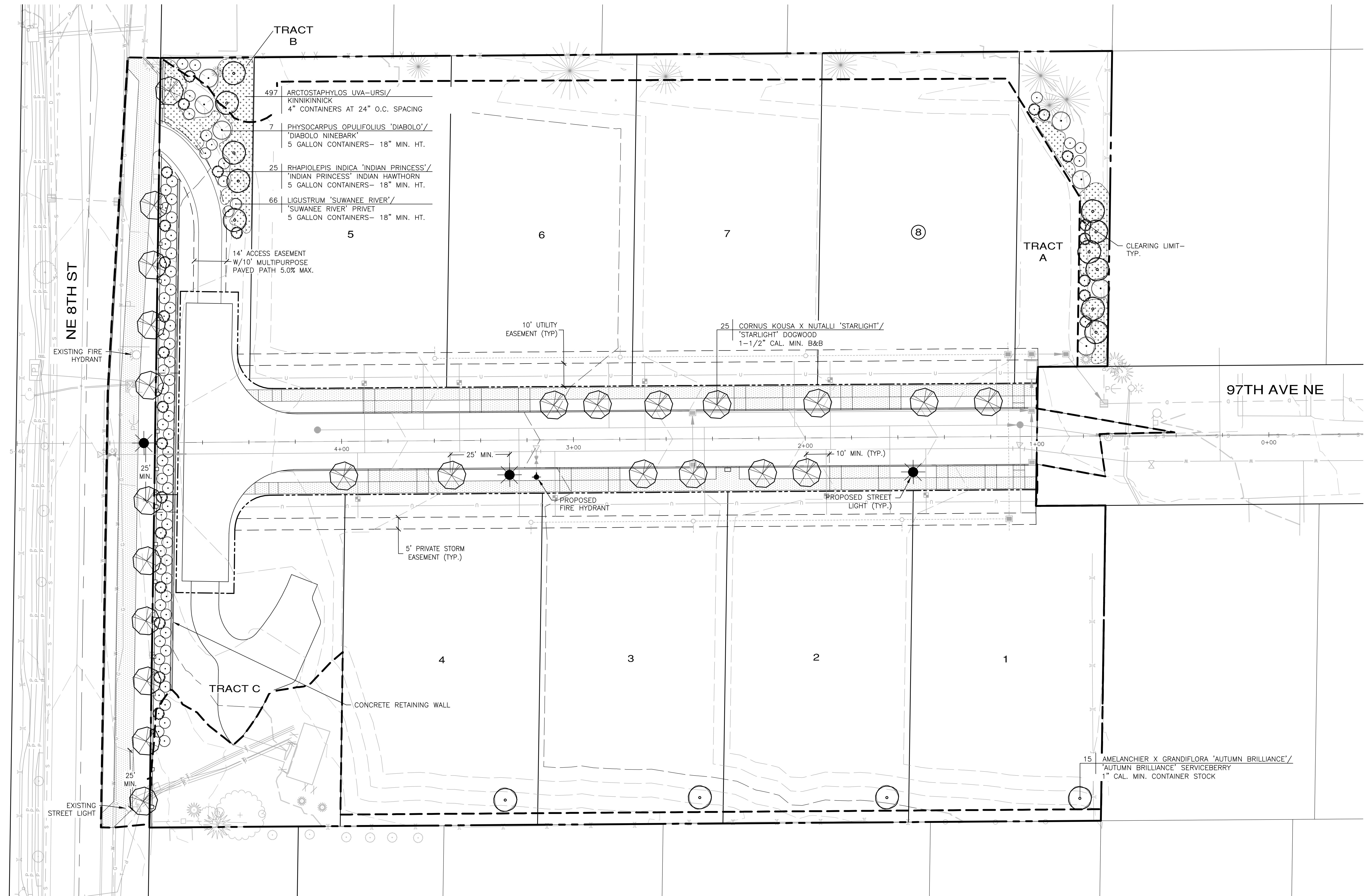
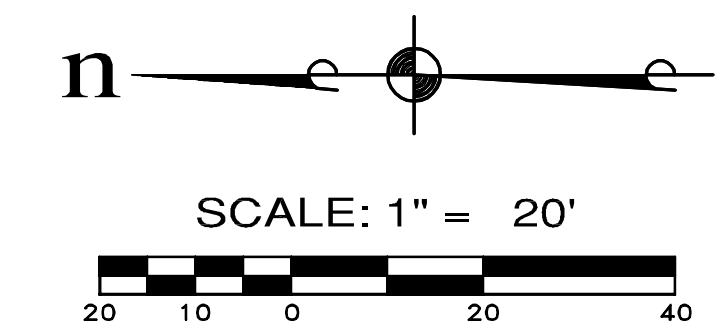
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7 OF 9 SHEETS


APPLICATION # 19-118415-LN








REVISIONS			
NO.	DESCRIPTION/DATE	BY	
0	1ST SUBMITTAL 06/28/2019	ESM	
1	2ND SUBMITTAL 11/01/2019	ESM	






10/31/2019





CONSULTING ENGINEERS, LLC

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BDR BELLEVUE 97, LLC

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**BELLEVUE 97 PLAT**

CITY OF BELLEVUE   PRELIMINARY LANDSCAPING & LIGHTING PLAN

WASHINGTON

JOB NO.:	1781-001-019
DWG. NAME:	PP-05
DESIGNED BY:	LGB
DRAWN BY:	GFF
CHECKED BY:	
DATE:	11/01/2019
DATE OF PRINT:	

PP-05

9 OF 9 SHEETS

APPLICATION # 19-118415-LN



## DEDICATION

Know all men by these presents that the Bellevue Land Company a corporation organized and existing under the laws of State of Washington and having its principal place of business at the City of Seattle in the said State of Washington and being the owner in fee simple of the tract of land comprising this plat of Lochleven King County, Washington, does hereby declare this plat and does hereby dedicate to the use of the Public forever, all roads, streets, avenues, places, boulevards and alleys shown hereon.

In witness whereof the said Bellevue Land Company has by virtue of a resolution of its Board of Trustees, duly passed at a meeting of said Board on the 21 day of May 1907 caused these presents to be executed in its corporate name by F.G. Cutler, its President and Fred J. Eitel its secretary and its corporate seal hereunto affixed this 21 day of May A.D. 1907.

Witnesses:

F.B. Poor  
Alex Hamilton



by F.G. Cutler  
its President  
Attest Fred J. Eitel  
its Secretary

Examined and approved this 2 day of Oct. A.D. 1907.

By Geo. W. Evans  
Ass't. Engineer

A.L. Valentine  
County Engineer

Approved by the Board of County Commissioners of King County this 3rd day of Oct. A.D. 1907

Attest:

J.P. Agnew  
Secretary of the Board of  
County Commissioners  
By R.J. Husing  
Deputy



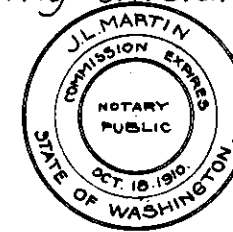
Dan R. Abraham  
Chairman

## ACKNOWLEDGMENT

State of Washington )  
County of King ) s.s.

This is to certify that on this 21 day of May A.D. 1907 before me a Notary Public in and for the State of Washington, personally appeared F.G. Cutler to me known to be the President and Fred J. Eitel to me known to be the Secretary of the Bellevue Land Company and the officers described in and who executed the accompanying Dedication; and he the said F.G. Cutler, as such President and he the said Fred J. Eitel as such Secretary, each acknowledged to me, that they, as such, President and Secretary respectively, executed the accompanying Dedication, as and for the free and voluntary act and deed of the said Bellevue Land Company, for the uses and purposes therein mentioned. And he the said Fred Eitel Secretary of said Corporation then and there acknowledged to me that as the legal custodian thereof, he affixed the corporate seal of said corporation to said Dedication, and each of said officers on oath stated that he was authorized to execute said dedication and plat, and that the seal affixed is the corporate seal of said corporation.

In witness, whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



J. L. Martin  
Notary Public in and for the State  
of Washington residing at Seattle.

512360

Filed for record at request of Bellevue Land Co. Oct. 3 1907 at 51 min. past 9 A.M. and recorded in vol. 16 of plats page 46 Records of King County, Wash.

By

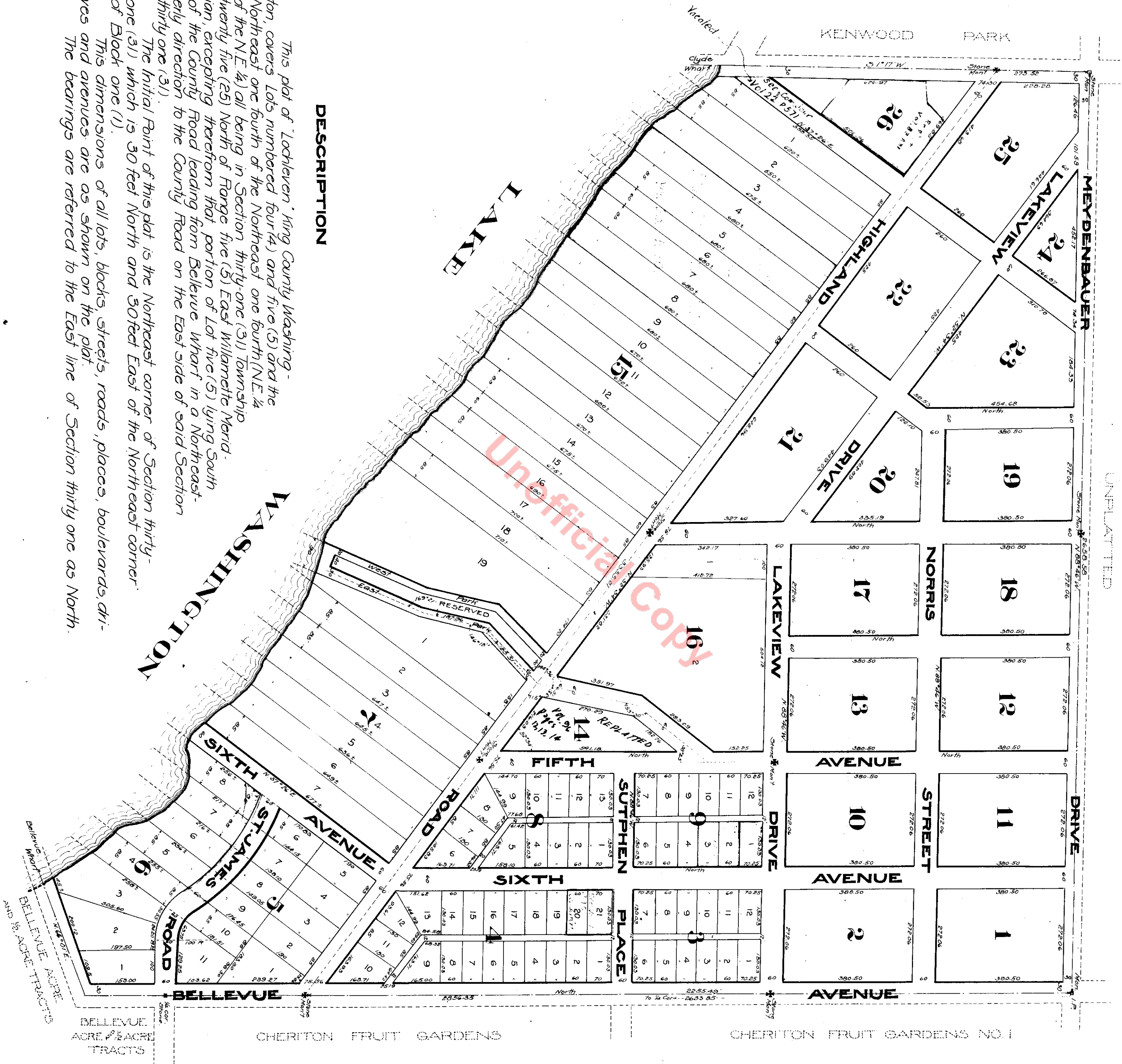
Deputy

J. P. Agnew  
County Auditor

# LOCHILEVEN

KING COUNTY WASHINGTON

SCALE 200' = 1"



## DESCRIPTION

This plat of Lochileven, King County Washington, covers Lots numbered four (4) and five (5) and the Northeast one fourth of the Northeast one fourth (NE 1/4) of the NE 1/4 all being in Section thirty-one (31) Township twenty-five (25) North of Range five (5) East Willamette Meridian, excepting therefrom that portion of Lot five (5) lying South of the County Road leading from Bellevue Wharf in a North-easterly direction to the County Road on the East side of said Section thirty-one (31).

The Initial Point of this plat is the Northeast corner of Section thirty-one (31) which is 30 feet North and 30 feet East of the Northeast corner of Block one (1).

This dimensions of all lots, blocks, streets, roads, places, boulevards, drives and avenues are as shown on the plat.

The bearings are referred to the East line of Section thirty-one as North.